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MINUTES DUVALL PLANNING COMMISSION

**Rose Room - Duvall Library, 15619 Main Street N.E., Duvall
Thursday, March 6, 2008 at 7:00 PM**

1. Call to Order – Flag Salute

Commissioner Jeff Wolf called the meeting to order at 7:35 p.m.

2. Roll Call

Commissioners Jeff Wolf, Skye King, Jason Walker, Amy Ockerlander, and Hilarie Cash were in attendance. City Staff members Lara Thomas, Senior Planner; Cari Hornbein, Planning Director/City Hall Administrator; Boyd Benson, City Engineer; and Amy Bright, Administrative Assistant were present. Amy Jo Pearsall with the City Attorney's office was also present.

Commissioner Peter Luhrs was absent.

3. Announcements

Lara Thomas announced the appointment of Commissioner Cash and welcomed her to the commission.

Lara Thomas announced that city staff is working on a Binding Site Plan process as well as other code amendments that will be sent to Planning Commission in the coming weeks.

Lara Thomas announced that the Planning Department is in the process of looking for an Associate Planner. The Planning Department interviewed two candidates and may bring them back in for a second, more informal interview.

Cari Hornbein announced that King County will be holding a meeting for the County's Comprehensive Plan Amendments in the gym of the Duvall Evangelical Methodist Church on April 9th. This meeting is particularly of interest since Ray Burhen has requested his property to be included in the City of Duvall Urban Growth Boundary. Ms. Hornbein stated that Staff will send the notice via e-mail to the Commissioners.

4. Approval of Minutes

No minutes were approved at this meeting.

5. Citizen's Comments and Requests – Items not on the Agenda

None

6. Old Business

None

7. New Business

Elect a New Chair and Vice-Chair

Commissioner Walker made a motion to elect Commissioner Wolf as Chairman. Commissioner Ockerlander seconded the motion. Motion carries with all ayes.

Commissioner Ockerlander offered that she would be willing to serve as Vice-Chairman. Commissioner Wolf seconded the motion. Motion carries with all ayes.

Public Hearing for Washington Holdings / Duvall Urban Village Rezone

Chairman Wolf recused himself from the Public Hearing because he has a vested interest in the subject properties.

Amy Jo Pearsall, with the City Attorney's office, went over the process for Public Hearings.

Lara Thomas, City of Duvall Senior Planner, gave a staff presentation of the Rezone project. She stated that City Staff believe the rezone to be consistent with City Code requirements for Map and Text amendments as well as the Future Land Use Map in the 2006 Comprehensive Plan. Ms. Thomas gave an overview of the analysis of the project including traffic, water, sewer, police and fire levels of service. Ms. Thomas stated that City Staff reviewed the wetland delineation for the project and that there will be no impacts to the existing wetland with the rezone of the property. Ms. Thomas stated that project specific impacts will be evaluated at the time of development application. Ms. Thomas stated that throughout the project, no public comments were given.

Mike Brooks, applicant and Vice-President for Washington Real Estate Holdings, gave a short speech. He thanked the City Staff and the Planning Commission for their efforts in his project. He stated that he is optimistic that King County Library System is partnering on this project.

Paige Denison, 26920 NE Kennedy Drive, Duvall, WA 98019, Chair of the Duvall Library Board, gave a short speech stating her strong position for the project and her high hopes for passing of the rezone. She stated her excitement for the trail connection and pedestrian sidewalks connecting to a new technical college. Ms. Denison requested that the Planning Commission accept the rezone and request City Council approval.

Joe Lee Davidson, PO Box 1182, Duvall, WA 98019, Representative of the Duvall Civic Club and Friends of the Library, stated his support for the rezone along with the support

from the Duvall Civic Club and the Friends of the Library. Mr. Davidson stated that he feels this project is an opportunity for the city to have a good library.

Alan Butler, PO Box 183, Duvall, WA 98019, stated that he agrees with the previous speakers and believes the project along with gaining a new library is a great deal.

Planning Commission Questions and Comments

Commissioner Ockerlander asked if there were any additional comments from the public. There was no response.

Commissioner Ockerlander closed the public hearing at 7:37pm.

Commissioner Cash stated that she had read the Staff Report thoroughly and that she feels the project makes good sense.

Commissioner Ockerlander stated that she is looking at the project as just a rezone to the two parcels. She stated that the rezone is consistent with the City Code and that she is in support of the rezone.

Commissioner King stated that she believes the Mixed-Use development will be a good addition to the city and that she is in support of the rezone.

Commissioner Walker stated that he believes the rezone is a good opportunity for Duvall and that he is in support of the rezone.

Planning Commission Questions and Comments

Commissioner Ockerlander motioned to close the discussion on the Washington Holdings/Duvall Urban Village Rezone. Commissioner Cash seconded the motion.

Commissioner Cash motioned that the Planning Commissioners recommend that City Council approve the Washington Holdings/Duvall Urban Village Rezone application. Commissioner Walker seconded the motion. All Commissioners responded with ayes.

8. Other Business

9. Adjournment

The meeting was adjourned at 7:40 p.m.